

W 1/16 Corner N. line Sec. 16
Found survey marker nail in asphalt
nail side power pole 59.3' SW
"X" NW corner manhole base 37.96' SE
top middle fire hydrant 56.74' NE

Sioux Meadows 3rd Subdivision

Lot 1

ALTA/ACSM Land Title Survey

Address:

3728 South Jeffers Street
North Platte, NE 69101

Existing legal description from Title Commitment 38658

Old Republic National Title Insurance Company - Effective Date July 31, 2007

The North Half (N1/2) of Lot Five (5), and all of Lot Six (6), Block One (1), of Schwartzlander's Subdivision of part of the North Half of Section 16, Township 13 North, Range 30 West of the 6th P.M., in Lincoln County, Nebraska, EXCEPT that part thereof conveyed to the State of Nebraska by Deed recorded in Book 152, Page 435, Office of Register of Deeds, Lincoln County, Nebraska

NOTE: These lots are in the process of being replatted into one lot City of North Platte Planning Commission meeting August 28, 2007 and City Council Meeting September 4, 2007.

Legal Description following subdivision approval:

Lot 1, TSC First Replat, North Platte, Lincoln County, Nebraska

RE: Schwartzlander Subdivision plat (dated 1952)

Note: Due to lack of property corners found - to set the property corners - used bearing between 1/16 corners and record distances from 1/16 line - and record distance of 66' for Fremont Drive. Prorated N-S to the south line of Lot 1, Sioux Meadows 3rd Subdivision

Other Notes:

No observable evidence of site use as a solid waste dump, sump or sanitary landfill.

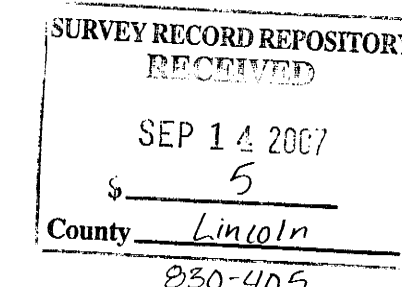
(There are a lot of "items" [tires, wire, cables, etc.] covering the lots.)

There is observable evidence of recent earth-moving on the site. The site is covered in trees brush, weeds and "junk" which are being cleaned off of the site to prepare for new construction.

Contacts for Utilities:

Municipal Light and Water 308-535-6740
City of North Platte 308-535-6724
Northwestern Energy 800-245-6977
Charter Communications 308-532-3980
Nebraska Public Power District 308-532-9200
Qwest 800-526-3557

Bench Mark: Department of Roads
182-3 (1960) Brass Cap set in concrete
just west of Toyota building
1929 datum = 2799.545



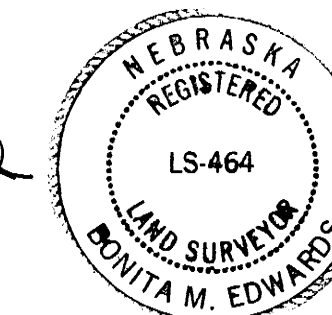
Surveyor's Certificate

To: Brad & Dad LLC, Tractor Supply Company, a Delaware Corporation, and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 6, 8, 10, 11, 17 and 18 of Table A thereof, Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated: August 20, 2007

Bonita M. Edwards
Bonita M. Edwards, LS 464
Registered Land Surveyor



ZONING
Zoning Classification: B-2, Highway Commercial District.
Front Yard: 20' Side Yard: 10' Rear Yard: None Required
Height: Maximum height is 75 feet above ground.

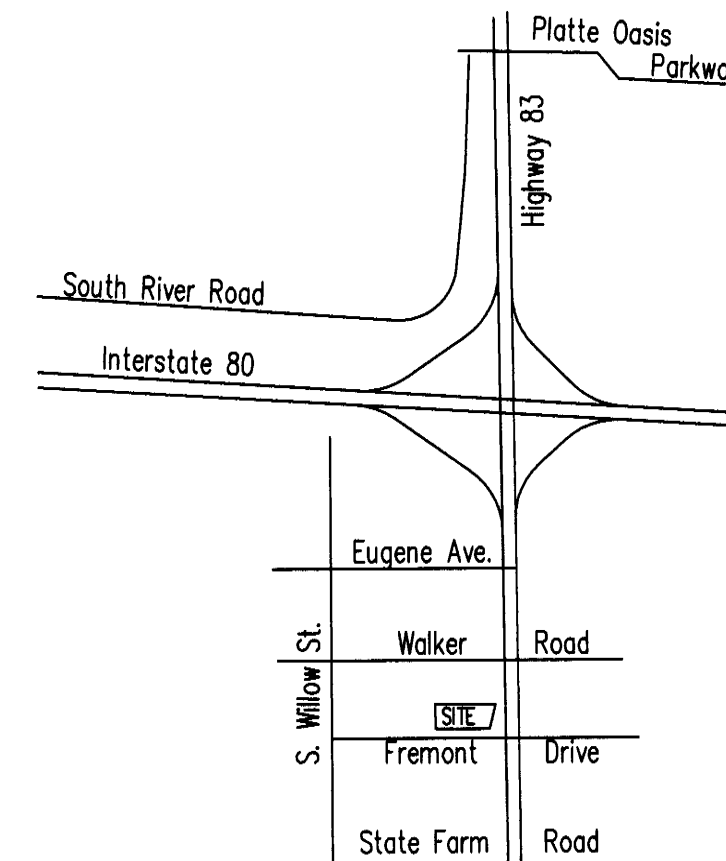
Parking: Off-street parking requirement varies depending on use.
(example: retail = 1 parking space for each 200 square feet and one loading space for the first 5000 square feet is required.)

Source of information is City of North Platte Planning and Zoning Department 308-535-6724

● Corner Found
○ Corner Set
(1/2" x 24" rebar & OPC)
M Measured Distance
R Record Distance
C Computed Distance

file: 10598

1" = 60'
0 30' 60'



Location Map - Not to Scale

- fire hydrant
- power pole
- man hole
- telephone riser
- water valve
- right-of-way marker
- guy wire

- overhead powerline
- gas
- water
- buried phone
- sanitary sewer

N 00°40'36"W

Willow Street

Highway 83
(South Jeffers Street)

Lot 5

Lot 1

Lot 8

Lot 2

Lot 7

Lot 3

Lot 4

Lot 1

TSC First Replat

3728 South Jeffers Street

2.82 Acres

Previous N 1/2 Lot 5

S 1/2 Lot 5

Fremont Drive

UTILITIES

Utilities shown are from City of North Platte utility maps and actual field locates.

City of North Platte Municipal Light and Water 308-535-6740

Diggers Hotline 800-331-5666 Ticket Number for Locate 1860244

FLOOD ZONE

This property is in a Zone AE. A special flood hazard area subject to inundation by the 1% annual chance flood. The BFE is 2802 (1929 Datum).

Community Number: 310143 Panel Number 00208 Effective Date: May 4, 2006

SCHEDULE B - Notes corresponding to easements on title commitment - Old Republic National Title Insurance Corporation Commitment No. 38658 dated July 31, 2007

② Gas Easement recorded April 19, 1966 in Book 67, Page 463 to the City of North Platte

Said easement is plotted - however - on the new plat - TSC First Replat - this easement is being changed to a 10' utility easement at the request of the City of North Platte.

INGRESS AND EGRESS

Ingress and Egress is provided by a frontage on the east. The frontage road is on property deeded to the State of Nebraska.

ENCROACHMENTS

There is an encroachment of the buildings as shown into the utility on the north side of the property. However the buildings are to be removed.

W 1/16 Corner south line
Section 16-13-30
Found pk nail in asphalt
near corner ROW marker 109' NW
USGS pipe 32.2' S
mouthpiece of fountain 37.65' SW